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Map

Block

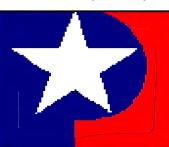
Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,139,700 / 1,139,700

APPRAISED: 1,139,700 / USE VALUE: 1,139,700 / ASSESSED: 1,139,700 / 1,139,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
31		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MACDONALD KARLA MARIE ETAL/ TR	
Owner 2: KARLA MARIE MACDONALD FAMILY	
Owner 3: PAUL DANA JOHNSON FAMILY TRUST	

Street 1: 31 BONAD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MACDONALD KARLA M & -

Owner 2: JOHNSON PAUL D -

Street 1: 31 BONAD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 3295 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	15 - Old Style			Full Bath:	2	Rating:	Very Good									UnSketched SubAreas: SFL: 356, FFL: 356, BMT: 356,							
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																
Color:	BROWN			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Good																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																			
Year Blt:	1917	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G16	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall	6 - Average			Functional:			%	Interior:				1	8	3									
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:		%		Total:		4.6	%	Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	130.00			Heating:															
Bsmnt Gar:				Size Adj.:	0.96866465			General:															
Electric:	3 - Typical			Const Adj.:	0.99989998																		
Insulation:	2 - Typical			Adj \$ / SQ:	125.914																		
Int vs Ext:	S			Other Features:	113250																		
Heat Fuel:	1 - Oil			Grade Factor:	1.10																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	661472																		
% Com Wall		% Sprinkled:		Depreciation:	30428																		
				Depreciated Total:	631045																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID				134.0-0004-0001.0				IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc				
3	Garage	D	Y		118X20	A	AV	1930	21.94	T	40	101			4,700			4,700					
More: N				Total Yard Items:				4,700				Total Special Features:				Total:				4,700			